

INITIATIVE 721

I, Ralph Munro, Secretary of State of the State of Washington and custodian of its seal, hereby certify that, according to the records on file in my office, the attached copy of Initiative Measure No. 721 to the People is a true and correct copy as it was received by this office.

1 AN ACT Relating to restricting the size of new retail stores or the
2 expansion of existing retail stores to no more than ninety thousand
3 square feet without obtaining approval by the voters from the local
4 jurisdiction at the next general election; and adding new sections to
5 chapter 19.27 RCW.

6 BE IT ENACTED BY THE PEOPLE OF THE STATE OF WASHINGTON:

7 NEW SECTION. **Sec. 1.** A new section is added to chapter 19.27 RCW
8 to read as follows:

9 (1) Neighborhood retail stores are an important ingredient in a
10 cohesive balance between economics, environment, and lifestyle within
11 the community to maintain the public's health, safety, and general
12 welfare.

13 (2) Large retail stores may present additional challenges that
14 impact existing neighborhood stores by changing land use patterns,
15 thereby causing neighborhood stores to either close or move.

16 (3) Large retail stores located outside the peripheral of urban
17 centers increase vehicular trips, thereby increasing the impact on the
18 environment and results in higher levels of pollution and traffic
19 congestion.

1 (4) Neighborhood retail stores provide convenient shopping to the
2 residents of a community, thereby reducing vehicular traffic.

3 (5) Large retail stores outside the downtown core area are a
4 catalyst for urban sprawl creating the need for highway-related
5 development, thereby resulting in additional public costs to the
6 affected governments such as highway improvements, sewer, water, fire
7 protection, police, and emergency services.

8 (6) Large retail stores not only have a quantitative loss to the
9 economic vitality of cities but also qualitative costs, thereby causing
10 a loss of vital and healthy downtowns, farmlands, and natural open
11 spaces.

12 (7) Revenue generated by locally-owned and/or operated stores
13 recirculates within the community, and revenue generated by large
14 retail stores often goes directly to out-of-town headquarters.

15 (8) Any losses of a city's tax base due to competition from large
16 retail stores outside the city's limits will thereby adversely affect
17 the city's downtown property values and historical districts.

18 (9) The development of retail stores over ninety thousand square
19 feet requires special scrutiny due to the regional impact that it has
20 on neighboring communities.

21 (10) Because of the factors in subsections (1) through (9) of this
22 section, new retail stores or expansions of existing retail stores
23 shall be restricted to no more than ninety thousand square feet without
24 a vote of the people.

25 NEW SECTION. **Sec. 2.** A new section is added to chapter 19.27 RCW
26 to read as follows:

27 The definitions in this section apply throughout this act unless
28 the context clearly requires otherwise.

29 (1) "New retail stores or the expansion of existing retail stores"
30 includes all retail stores and/or expansions which have not filed a
31 completed application for permits.

32 (2) "Local jurisdiction" means the city and unincorporated county
33 in which the planned retail store or planned expansion of an existing
34 retail store resides.

35 NEW SECTION. **Sec. 3.** A new section is added to chapter 19.27 RCW
36 to read as follows:

1 All retail stores that have filed completed applications for
2 permits are exempt as of the effective date of this act.

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